

**DC COUNCIL SESSION 18**  
**TENANT AND RENTAL HOUSING-RELATED LEGISLATION**

**Key Committees (Chairperson/other Committee members):**

**HWD** = Housing and Workforce Development (**Barry**/ Graham, Mendelson, Thomas, MBrown)

**PSCA** = Public Service and Consumer Affairs (**Bowser**/ Cheh, Graham, Thomas, MBrown)

**GOE** = Government Operations and the Environment (**Cheh**/Catania, KBrown, Thomas, Wells)

**PSJ** = Public Safety and the Judiciary (**Mendelson**/Alexander, Bowser, Cheh, Evans)

**Other Committes:**

**COW** = Committee of the Whole (**Gray**)

**ACA** = Aging and Community Affairs (**Alexander**/Graham, Cheh, Thomas, MBrown)

**ED** = Economic Development (**KBrown**/Barry, Evans, Alexander, Bowser)

**FR** = Finance and Revenue (**Evans**/Barry, KBrown, Catania, MBrown)

**H** = Health (**Catania**/Alexander, Cheh, Wells, Barry)

**HS** = Human Services (**Wells**/Bowser, Mendelson, Barry, MBrown)

**LPR** = Libraries, Parks and Recreation (**Thomas**/Catania, KBrown, Mendelson, Alexander)

**PWT** = Public Works and Transportation (**Graham**/Alexander, Bowser, KBrown, Mendelson)

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| <p><b>B18-0040</b><br/> <b>1/6/2009</b></p> <p>"PROMOTION OF AFFORDABLE HOUSING INVESTMENT AMENDMENT ACT OF 2009"</p> <p><b>INTRODUCED BY: GRAY, ALEXANDER</b></p> <p><b>COSPONSOR(S): --</b></p> <p><b>REFERRED TO: FR (EVANS)</b></p> <p><b>HEARING:</b></p> <p><b>1<sup>st</sup> READING:</b><br/> <b>2<sup>nd</sup> READING:</b></p> <p><b>Act:</b><br/> <b>Law:</b></p> | <p>To amend section 302b of the District of Columbia Real Estate Deed Recordation Tax Act to exempt certain affordable-housing investments from the deed recordation tax on transfers of economic interest.</p>  |
| <p><b>B18-0042</b><br/> <b>1/7/2009</b></p> <p>"TENANT PROTECTION ACT OF 2009"</p> <p><b>INTRODUCED BY: GRAHAM</b></p> <p><b>COSPONSOR(S): --</b></p> <p><b>REFERRED TO: PSCA (BOWSER)</b></p> <p><b>HEARING:</b></p> <p><b>1<sup>st</sup> READING:</b></p>  | <p>To prevent the District from closing occupied rental properties and displacing tenants due to the owner's failure to maintain the premises in compliance with the D.C. housing and building codes, except in case of emergency when the conditions cannot be rectified.</p> |

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| <p><b>2<sup>nd</sup> READING:</b></p> <p><b>Act:</b><br/><b>Law:</b></p>  |  |
| <p><b>B18-0050</b><br/><b>1/7/2009</b></p> <p>"MIXED INCOME HOUSING AMENDMENT ACT OF 2009"</p> <p><b>INTRODUCED BY: GRAHAM</b></p> <p><b>COSPONSOR(S): --</b></p> <p><b>REFERRED TO: GOE (CHEH)</b></p> <p><b>HEARING:</b></p> <p><b>1<sup>st</sup> READING:</b><br/><b>2<sup>nd</sup> READING:</b></p> <p><b>Act:</b><br/><b>Law:</b></p>  | <p>To amend an Act authorizing the sale of certain real estate in the District of Columbia no longer required for public purposes to provide for an affordable housing requirement as part of the disposition of certain real property; and to amend the Office of Property Management Establishment Act of 1998 to require the Office of Property Management to secure an affordable housing requirement as part of certain disposition of real property.</p>   |
| <p><b>B18-0064</b><br/><b>1/6/2009</b></p> <p>"LEAD HAZARD PREVENTION AND ELIMINATION AMENDMENT ACT OF 2009"</p> <p><b>INTRODUCED BY: CHEH, WELLS</b></p> <p><b>COSPONSOR(S): MBROWN, BARRY, ALEXANDER, GRAY</b></p> <p><b>REFERRED TO: GOE (CHEH)</b></p> <p><b>HEARING:</b></p> <p><b>1<sup>st</sup> READING:</b><br/><b>2<sup>nd</sup> READING:</b></p> <p><b>Act:</b><br/><b>Law:</b></p> | <p>To amend the Lead Hazard Prevention and Elimination Act of 2008 to create new definitions; to expand protections to pregnant women and children under 6 years of age; to correct technical errors; and to create a private right of action.</p>   |
| <p><b>B18-0068</b><br/><b>1/6/2009</b></p> <p>"OFFICE OF ADMINISTRATIVE HEARINGS AMENDMENT ACT OF 2009"</p> <p><b>INTRODUCED BY: MENDELSON</b></p> <p><b>COSPONSOR(S): --</b></p> <p><b>REFERRED TO: PSJ (MENDELSON)</b></p> <p><b>HEARING: 2/12/09</b></p> <p><b>1<sup>st</sup> READING:</b><br/><b>2<sup>nd</sup> READING:</b></p> <p><b>Act:</b><br/><b>Law:</b></p>                       | <p>To amend the Office of Administrative Hearings Establishment Act of 2001 to include within its jurisdiction adjudicated cases of the District of Columbia Housing Finance Agency that are subject to the Rental Housing Act of 1985, require that advisory neighborhood commissions receive notice in cases where zoning regulations are affected, and require the matter be referred to the zoning commission or board of zoning adjustment in land improvement matters; to amend Section 308 of the District of Columbia Housing Finance Agency Act to make it subject to Titles V and VII of the Rental Housing Act of 1985 to permit notice of hearings and copies of decisions to be sent by first-class mail.</p> |

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| <p><b>B18-0092</b><br/><b>1/23/2009</b></p> <p>"OMNIBUS RENTAL HOUSING AMENDMENT ACT OF 2009"</p> <p><b>INTRODUCED BY: GRAHAM</b></p> <p><b>COSPONSOR(S): --</b></p> <p><b>REFERRED TO: PSCA (Bowser)</b></p> <p><b>HEARING:</b></p> <p><b>1<sup>st</sup> READING:</b><br/><b>2<sup>nd</sup> READING:</b></p> <p><b>Act:</b><br/><b>Law:</b></p>  | <p>To allow a tenant to bring a cause of action in the Landlord and Tenant Branch of the Superior Court of the District of Columbia to enforce the provisions of the District of Columbia Housing Code; to require inspection of residential properties by the Mayor to ensure habitability; and to require notice to tenants of DCRA/OAH enforcement proceedings and due process protections.</p>  |
| <p><b>B18-0104</b><br/><b>1/27/2009</b></p> <p>"TENANT ACCESS TO JUSTICE REFORM ACT OF 2009"</p> <p><b>INTRODUCED BY: CHEH</b></p> <p><b>COSPONSOR(S): BROWN, MENDELSON</b></p> <p><b>REFERRED TO: HWD (BARRY); PSJ (MENDELSON)</b></p> <p><b>HEARING:</b></p> <p><b>1<sup>st</sup> READING:</b><br/><b>2<sup>nd</sup> READING:</b></p> <p><b>Act:</b><br/><b>Law:</b></p>                              | <p>To permit tenants to bring a civil action against a housing provider in the Landlord and Tenant Branch of the Superior Court of the District of Columbia for failure to maintain a rental unit or the common areas of a housing accommodation in compliance with the District's housing regulations, and to provide any person the right to acquire an inspection report within 2 days following a request.</p>  |
| <p><b>B18-0122</b><br/><b>1/6/2009</b></p> <p>"SCHEDULE H PROPERTY TAX RELIEF ACT OF 2009"</p> <p><b>INTRODUCED BY: EVANS, MENDELSON, MBROWN</b></p> <p><b>COSPONSOR(S): KBROWN THOMAS, ALEXANDER, BARRY, BOWSER, GRAY</b></p> <p><b>REFERRED TO: FR (EVANS)</b></p> <p><b>HEARING:</b></p> <p><b>1<sup>st</sup> READING:</b><br/><b>2<sup>nd</sup> READING:</b></p> <p><b>Act:</b><br/><b>Law:</b></p> | <p>To amend section 47-1806.06 of the District of Columbia Official Code to expand access to property tax relief for low-income residents living in D.C. by increasing the Schedule H income requirement ceiling from @20,000 to \$50,000, by increasing the maximum benefit from \$740 to \$1000 by changing the existing property tax equivalent amount from 15% to 20%, by allowing a tax filing unit to apply per household instead of one person filing per household, by adding a cost of living adjustment to the Schedule H, and by simplifying the property tax rate structure currently in place.</p> |
| <p><b>B18-0168</b><br/><b>3/3/2009</b></p>  | <p>To amend, on an emergency basis, the Smoke Detector Act of 1978 to require apartment building owners to post notice in conspicuous places in common areas in a building instructing tenants on the</p>   |

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| <p>" FIRE ALARM NOTICE AND TENANT FIRE SAFETY EMERGENCY AMENDMENT ACT OF 2009"</p> <p><b>INTRODUCED BY: GRAHAM, BARRY, BOWSER, MENDELSON</b></p> <p><b>COSPONSOR(S):</b></p> <p><b>REFERRED TO: RETAINED BY THE COUNCIL</b></p> <p><b>APPROVED: 3/3/09 BY VOICE VOTE<br/>SIGNED BY MAYOR: 3/17/09</b></p> <p><b>Act: 18-33<br/>Law: --<br/>Expires: 6/14/09</b></p>  | <p>operation of a building fire alarm; to notify tenants whether the building fire alarm is connected to smoke alarms in individual apartments, or to fire department and emergency medical services; to maintain a fire safety plan and conduct periodic fire drills; and to instruct tenants to immediately call 911 in the event of a fire.</p>   |
| <p><b>B18-169</b></p> <p>" FIRE ALARM NOTICE AND TENANT FIRE SAFETY EMERGENCY AMENDMENT ACT OF 2009"</p> <p><b>INTRODUCED BY: GRAHAM, BARRY, BOWSER, MENDELSON</b></p> <p><b>COSPONSOR(S): CHEH, CATANIA, ALEXANDER, KBROWN, GRAY</b></p> <p><b>REFERRED TO: RETAINED BY THE COUNCIL</b></p> <p><b>1<sup>st</sup> READING: 3/3/09 APPROVED BY VOICE VOTE<br/>2<sup>nd</sup> READING:</b></p> <p><b>Act:<br/>Law:</b></p>   | <p>To amend, on a temporary basis, the Smoke Detector Act of 1978 to require apartment building owners to post notice in conspicuous places in common areas in a building instructing tenants on the operation of a building fire alarm; to notify tenants whether the building fire alarm is connected to smoke alarms in individual apartments, or to fire department and emergency medical services; to maintain a fire safety plan and conduct periodic fire drills; and to instruct tenants to immediately call 911 in the event of a fire.</p> |
| <p><b>B18-00170<br/>3/3/2009</b></p> <p>"TENANT OPPORTUNITY TO PURCHASE PRESERVATION CLARIFICATION EMERGENCY AMENDMENT ACT OF 2009"</p> <p><b>INTRODUCED BY: GRAHAM, BARRY, BOWSER</b></p> <p><b>COSPONSOR(S):</b></p> <p><b>REFERRED TO: RETAINED BY THE COUNCIL</b></p> <p><b>APPROVED: 3/3/09 BY VOICE VOTE<br/>MAYOR RETURNED W/O SIGNATURE: 3/20/09</b></p> <p><b>Act: 18-38<br/>Law: --<br/>Expires: 6/21/09</b></p> | <p>To amend, on an emergency basis, the Rental Housing Conversion and Sale Act of 1980 to clarify that hand delivery or sending by first class mail a tenant's letter of interest preserves the tenant's or tenant group's opportunity to purchase rights under the act, and that actual receipt of the letter by the housing provider or the Mayor within the relevant timeframe is not required.</p>   |
| <p><b>B18-00171<br/>3/3/2009</b></p> <p>"TENANT OPPORTUNITY TO PURCHASE</p>  | <p>To amend, on a temporary basis, the Rental Housing Conversion and Sale Act of 1980 to clarify that hand delivery or sending by first class mail a tenant's letter of interest preserves the tenant's or tenant group's opportunity to purchase rights under the act, and</p>  |

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| <p>PRESERVATION CLARIFICATION TEMPORARY AMENDMENT ACT OF 2009"</p> <p><b>INTRODUCED BY: GRAHAM, BARRY, BOWSER</b></p> <p><b>COSPONSOR(S):</b></p> <p><b>REFERRED TO: RETAINED BY THE COUNCIL</b></p> <p><b>1<sup>st</sup> READING: 3/3/09 APPROVED BY VOICE VOTE</b><br/> <b>2<sup>nd</sup> READING:</b></p> <p><b>Act:</b><br/> <b>Law:</b></p>  | <p>that actual receipt of the letter by the housing provider or the Mayor within the relevant timeframe is not required.</p>   |
| <p><b>B18-0174</b><br/> <b>1/6/2009</b></p> <p>"RENT CONTROL PROTECTION AMENDMENT ACT OF 2009"</p> <p><b>INTRODUCED BY: BARRY, CHEH</b></p> <p><b>COSPONSOR(S): CATANIA, ALEXANDER, KBROWN, MENDELSON, GRAHAM, THOMAS, GRAY</b></p> <p><b>REFERRED TO: HWD (BARRY)</b></p> <p><b>HEARING:</b></p> <p><b>1<sup>st</sup> READING:</b><br/> <b>2<sup>nd</sup> READING:</b></p> <p><b>Act:</b><br/> <b>Law:</b></p>                       | <p>To amend section 215 of the Rental Housing Act of 1985 to better ensure that 70 percent tenant approval of a Voluntary Agreement to increase the rent charged is free of coercive influences, to clarify that the Voluntary Agreement provision shall not be used to increase or decrease the rent charged absent an appropriate cost justification, to clarify that a Voluntary Agreement must treat all current and future tenants equitably, and to better ensure that the Voluntary Agreement does not conflict with the purposes of the Act.</p> |
| <p><b>B18-0178</b><br/> <b>3/3/2009</b></p> <p>" FIRE ALARM NOTICE AND TENANT FIRE SAFETY AMENDMENT ACT OF 2009"</p> <p><b>INTRODUCED BY: GRAHAM, BARRY, BOWSER, MENDELSON</b></p> <p><b>COSPONSOR(S): CHEH, CATANIA, ALEXANDER, KBROWN, GRAY</b></p> <p><b>REFERRED TO: PSJ (MENDELSON)</b></p> <p><b>HEARING:</b></p> <p><b>1<sup>st</sup> READING:</b><br/> <b>2<sup>nd</sup> READING:</b></p> <p><b>Act:</b><br/> <b>Law:</b></p> | <p>To amend the Smoke Detector Act of 1978 to require apartment building owners to post notice in conspicuous places in common areas in a building instructing tenants on the operation of a building fire alarm; to notify tenants whether the building fire alarm is connected to smoke alarms in individual apartments, or to fire department and emergency medical services; to maintain a fire safety plan and conduct periodic fire drills; and to instruct tenants to immediately call 911 in the event of a fire.</p>                            |
| <p><b>B18-00179</b><br/> <b>3/3/2009</b></p> <p>"TENANT OPPORTUNITY TO PURCHASE</p>   | <p>To amend the Rental Housing Conversion and Sale Act of 1980 to clarify that hand delivery or sending by first class mail a tenant's letter of interest preserves the tenant's or tenant group's opportunity to purchase rights under the act, and that actual receipt of the letter by the housing provider or the Mayor within the</p>   |

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| <p>PRESERVATION CLARIFICATION ACT OF 2009"</p> <p><b>INTRODUCED BY: GRAHAM, BARRY, BOWSER</b></p> <p><b>COSPONSOR(S): MENDELSON, CHEH, MBROWN, THOMAS, ALEXANDER, CATANIA KBROWN, GRAY</b></p> <p><b>REFERRED TO: HWD (BARRY)</b></p> <p><b>HEARING:</b></p> <p><b>1<sup>st</sup> READING:</b><br/> <b>2<sup>nd</sup> READING:</b></p> <p><b>Act:</b><br/> <b>Law:</b></p> | <p>relevant timeframe is not required.</p> |
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